



Conceptual Stage Relocation Report

I-66: Pulaski and Laurel Counties, KY

Prepared for the Kentucky Transportation Cabinet In Association With HMB, Professional Engineers Frankfort, Kentucky

State Item #8-59.10



Submitted by

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Introduction

This document is prepared in accordance with Section 62-01.1100, Paragraph A, of the Relocation Assistance Guidance Manual of the Kentucky Transportation Cabinet to determine the impacts associated with the potential relocations on the I-66 Construction Project. The primary sources of information used in developing this Conceptual Stage Relocation Report were on-site inspections, windshield surveys, property value assessments, US Census Bureau data, and other published information related to the project area.

No specific interviews with potentially affected property owners were conducted to obtain any of the information contained within this report. However, general discussions were held with public officials, community leaders and elected office holders within the overall project area. Among those involved in these general discussions were: Marion Davis, Laurel County Property Valuation Administrator;

The purpose of the I-66 Construction Project is to:

- Provide an east-west interstate connection through the southern half of the state;
- Reduce traffic flow, level of service, and increase safety on KY 80, by transferring through traffic onto the new highway; and,
- Accommodate existing and future growth by improving transportation accessibility and Interstate linkage to the rest of the state.

The numbers and impacts cited in this report are all based on the assumption that all acquisition and relocation activities needed for the chosen alternate will be conducted and completed in a single phase. Specific decisions on phasing and timing of acquisition and relocation activities will be made after final selection of the preferred alternate.

Alternates

Introduction

There are ten possible alternates that were studied for this report, that are associated with the construction of I-66, based on preliminary engineering and environmental studies completed to date. Each alternate deals with a particular section of the project, and is described by a letter of the alphabet. Alternates B, D, K, "KY 80 Shifted" and "KY 80 Modified" run parallel to each other from Shopville to the Rockcastle River. All alternates cross the river in the same location. Then alternates G, H, I, L, and M run parallel to each other from the river to I-75 just south of the southernmost London interchange. Each alternate also differs in the specific relocation impacts they have on the various properties in the immediate area. Those impacts are discussed in detail, in this section, for each alternate.

Each of these ten alternates represents only a portion of the overall project. Direct comparisons between different alternates are, therefore, not appropriate. However, in as much as each alternate has been considered and analyzed individually, they can be combined in order to obtain comparison of like alignments for the overall project.

The entirety of the project area is best characterized as mountainous terrain, rural residential, and semi-urban residential. The overall steepness of the slopes in the Daniel Boone National Forest area places level ground at a premium. In addition, access to the area is quite limited, and (in some places) quite difficult. A majority of the project lies within the Daniel Boone National Forest. As a consequence, the majority of the land area is not considered ideal for residential or commercial development.

Neighborhoods, in the conventional sense, are scattered and rare across the majority of the project area. Near the intersection with I-75 many more neighborhoods and subdivisions begin to appear. Residential enclaves, small agricultural plots, commercial uses, and social/community resources such as churches are also scattered throughout the project length. In most cases, development of these features is determined by the availability of ground that is level enough to encourage construction. Thus, what could be considered a neighborhood encompasses a far larger land mass than is typical in an urban or semi-urban setting.

As the alternates approach I-75 in London, they sever several different subdivisions or neighborhoods. Some of these are new and have houses either currently under construction, or else less than one year old. Mobile homes, or manufactured housing, is plentiful along the entire length of the project.

PULASKI COUNTY

Alternate "B"

Beginning just west of Shopville, this alternate separates from the path of KY 80 and heads in a southeasterly direction, switching back and forth over KY 80 throughout its course. It is a middle alternate with the Alternate "K" positioned further north, and alternate "D" further to the south. It runs through hilly terrain, with some residences and farms within its path.

Displacement of Community(s) Affected by the Project

- Communities which lie near the path Alternate "B" include Shopville, Coal Pit Road, and the Hawk Road area. It is anticipated that this alternate may have a slight potential for causing limited adverse impact on these areas.
- Likewise, it is anticipated, based on available source data and field observations, that this alternate will not have an adverse or disproportional impact on minority or low-income persons living in the area.
- Field observations also indicate that a total of 16 residential relocations may result from the alternate "B". These include six mobile/manufactured homes, and ten one-story single family residences. These range from good to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.
- Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "B"

• Median income for residents in the project area is \$27,370. Due to the small number of residents within the study area, and in the interests of preserving their privacy, more specific information was not developed. Based on county wide estimates it is reasonable to expect that approximately 19.1% of the persons in the area will be living below the poverty level.

- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 2% of the population in Pulaski County. It has also been determined that this group will not be disproportionately impacted by this alternate.
- Field observation revealed no evidence of disabled or elderly persons within the
 project area who might require special relocation services. Nor did those
 observations disclose potential displacement residences which may have multiple
 families, or more than five family members in residence. However, special
 attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

As the number of displacements anticipated as a result of Alternate "B" is
relatively high for normal market conditions in this section of Pulaski County, it is
expected that displaced residents may have difficulty relocating within the
community. However, housing may be available in the county seat of Somerset,
or other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Pulaski County is extremely limited, especially in this more rural section. This is due in part to the lack of level ground on which to build. Housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good condition range in value from \$125,000-\$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, or up to \$75,000 for a new mobile home.

Nonresidential Displacements

One cell phone tower will be displaced due to this alternate. It is assumed that
this may be relocated to another section of the same parcel, probably near the new
road.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, current highway projects in Somerset have placed a temporary strain on the current market. But it is assumed that

this current strain will be relieved before construction on I-66 begins. Therefore, it is reasonable to assume that the construction of this alignment will not place an undue burden on the existing housing market or commercial real estate market within Pulaski County.

Alternate "D"

Beginning just west of Shopville, at nearly the same location where Alternate "B" separates from KY 80, this alternate also separates from the path of KY 80 and heads in a southeasterly direction. However, unlike "B", "D" continues its southeasterly route, never crossing the path of KY 80 again until it reaches the Rockcastle River. It is the southernmost alternate with all other alternates running parallel but to the north. It runs through hilly terrain, with some residences and farms within its path.

Displacement of Community(s) Affected by the Project

- Alternate "D" lies south of KY 80 and therefore misses most of the small neighborhoods. Most of what lies in its path are rural homes. However, when it comes close to Old KY 80, it comes close to an established neighborhood, although it does not require acquisition of the neighborhood. It is anticipated that this alternate may have a slight potential for causing limited adverse impact on these areas.
- Likewise, it is anticipated, based on available source data and field observations, that this alternate will not have an adverse or disproportional impact on minority or low-income persons living in the area.
- Field observations also indicate that a total of 14 residential relocations may result from the Alternate "D". These include eight mobile/manufactured homes, one two-story single family residence, and five one-story single family residences. These range from good to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.
- Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "D"

- Median income for residents in the project area is \$27,370. In the interests of
 preserving the privacy of those residents within the study area, more specific
 information was not developed. Based on county wide estimates it is reasonable
 to expect that approximately 19.1% of the persons in the area will be living
 below the poverty level.
- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 2% of the population in Pulaski County. It has also been determined that this group will not be disproportionately impacted by this alternate.
- Field observation revealed no evidence of disabled or elderly persons within the project area who might require special relocation services. Nor did those observations disclose potential displacement residences which may have multiple families, or more than five family members in residence. However, special attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

 As the number of displacements anticipated as a result of Alternate "D" is relatively high for normal market conditions in this section of Pulaski County, it is expected that displaced residents may have difficulty relocating within the community. However, housing may be available in the county seat of Somerset, or other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Pulaski County is extremely limited, especially in this more rural section. This is due in part to the lack of level ground on which to build. Housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good condition range in value from \$125,000-\$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, or up to \$75,000 for a new mobile home.

Nonresidential Displacements

• No nonresidential displacements were spotted in the information-gathering phase of this project. However, depending on the final route, this alternate may have an inverse affect on one or more of the farms that it severs.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, current highway projects in Somerset have placed a temporary strain on the current market. But it is assumed that this current strain will be relieved before construction on I-66 begins. Therefore, it is reasonable to assume that the construction of this alignment will not place an undue burden on the existing housing market or commercial real estate market within Pulaski County.

Alternate "B-D"

This alternate begins as Alternate "B" just west of Shopville. It follows the course of "B" until it passes east of Hawk Road. It then separates and heads in a southeasterly direction crossing vacant land until it connects with Alternate "D" southwest of the rock quarry. It concludes the rest of its path as Alternate "D". It runs through hilly terrain, with some residences and farms within its path.

Displacement of Community(s) Affected by the Project

- Alternate "B-D" lies north and south of KY 80, and therefore misses most of the small neighborhoods. Most of what lies in its path are rural homes. However, when it comes close to Old KY 80, it comes close to an established neighborhood, although it does not require acquisition of the neighborhood. It is anticipated that this alternate may have a slight potential for causing limited adverse impact on these areas.
- Likewise, it is anticipated, based on available source data and field observations, that this alternate will not have an adverse or disproportional impact on minority or low-income persons living in the area.
- Field observations also indicate that a total of 14 residential relocations may result from the Alternate "B-D". These include five mobile/manufactured homes and nine one-story single family residences. These range from good to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance

and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.

• Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "B-D"

- Median income for residents in the project area is \$27,370. In the interests of preserving the privacy of those residents within the study area, more specific information was not developed. Based on county wide estimates it is reasonable to expect that approximately 19.1% of the persons in the area will be living below the poverty level.
- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 2% of the population in Pulaski County. It has also been determined that this group will not be disproportionately impacted by this alternate.
- Field observation revealed no evidence of disabled or elderly persons within the project area who might require special relocation services. Nor did those observations disclose potential displacement residences which may have multiple families, or more than five family members in residence. However, special attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

 As the number of displacements anticipated as a result of Alternate "B-D" is relatively high for normal market conditions in this section of Pulaski County, it is expected that displaced residents may have difficulty relocating within the community. However, housing may be available in the county seat of Somerset, or other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Pulaski County is extremely limited, especially in this more rural section. This is due in part to the lack of level ground on which to build. Housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good condition range in value from \$125,000-\$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, or up to \$75,000 for a new mobile home.

Nonresidential Displacements

• No nonresidential displacements were spotted in the information-gathering phase of this project. However, depending on the final route, this alternate may have an inverse affect on one or more of the farms that it severs.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, current highway projects in Somerset have placed a temporary strain on the current market. But it is assumed that this current strain will be relieved before construction on I-66 begins. Therefore, it is reasonable to assume that the construction of this alignment will not place an undue burden on the existing housing market or commercial real estate market within Pulaski County.

Alternate "K"

Beginning just west of Shopville, at nearly the same location where Alternates "B" & "D" separate from KY 80, this alternate separates from the path of KY 80 and heads in a southeasterly direction. However, unlike "B" and "D", it turns and heads northeast, back to the current alignment of KY 80, which it follows all the way to the Rockcastle River. It is the northernmost alternate with both other alternates running parallel but to the south. It runs through hilly terrain, with some residences and farms within its path.

Displacement of Community(s) Affected by the Project

• Alternate "K" follows the current route of KY 80 and therefore misses most of the small neighborhoods. Most of what lies in its path are rural homes that are situated close to the highway. It is anticipated that this alternate may have a slight potential for causing limited adverse impact on these areas.

- Likewise, it is anticipated, based on available source data and field observations, that this alternate will not have an adverse or disproportional impact on minority or low-income persons living in the area.
- Field observations also indicate that a total of 19 residential relocations may result from the Alternate "K". These include nine mobile/manufactured homes, two two-story single family residences, and eight one-story single family residences. These range from good to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.
- Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "K"

- Median income for residents in the project area is \$27,370. In the interests of
 preserving the privacy of those residents within the study area, more specific
 information was not developed. Based on county wide estimates it is reasonable
 to expect that approximately 19.1% of the persons in the area will be living
 below the poverty level.
- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 2% of the population in Pulaski County. It has also been determined that this group will not be disproportionately impacted by this alternate.
- Field observation revealed no evidence of disabled or elderly persons within the project area who might require special relocation services. Nor did those observations disclose potential displacement residences which may have multiple families, or more than five family members in residence. However, special attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

• As the number of displacements anticipated as a result of Alternate "K" is relatively high for normal market conditions in this section of Pulaski County, it is expected that displaced residents may have difficulty relocating within the

community. However, housing may be available in the county seat of Somerset, or other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Pulaski County is extremely limited, especially in this more rural section. This is due, primarily, to the lack of level ground on which to build. Housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good condition range in value from \$125,000-\$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, or up to \$75,000 for a new mobile home.

Nonresidential Displacements

- One concrete manufacturing company lies adjacent to the proposed right of way, but does not appear to be needed for the project.
- At least one cemetery lies within the proposed right of way.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, current highway projects in Somerset have placed a temporary strain on the present market. But it is assumed that this current strain will be relieved before construction on I-66 begins. Therefore, it is reasonable to assume that the construction of this alignment will not place an undue burden on the existing housing market or commercial real estate market within Pulaski County.

Alternate "KY 80 Shifted"

Beginning just west of Shopville, this alternate follows the current path of KY 80, although shifted slightly to the south at times. It is a middle alternate with the Alternate "K" positioned further north, alternate "D" further to the south, and alternate "B" switching back and forth across KY 80. The two KY 80 alternates displace more residents and businesses than the other alternates because they affect most of the properties situated on KY 80. The community of Shopville is heavily affected by this alternate.

Displacement of Community(s) Affected by the Project

- Communities which lie near the path Alternate "KY 80 Shifted" include Shopville, Coal Pit Road, and the Hawk Road area, as well as various buildings along the path of current KY 80. It is anticipated that this alternate has the potential for causing an adverse impact on these areas.
- It is anticipated, based on available source data and field observations, that this
 alternate will not have an adverse or disproportional impact on minority or lowincome persons living in the area.
- Field observations indicate that a total of 44 residential relocations may result from this alternate. These include 22 mobile/manufactured homes, 20 one-story single family residences, and two 2-story residences. These range from good to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.
- Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "KY 80 Shifted"

- Median income for residents in the project area is \$27,370. In the interests of
 preserving the privacy of those residents within the study area, more specific
 information was not developed. Based on county wide estimates it is reasonable
 to expect that approximately 19.1% of the persons in the area will be living
 below the poverty level.
- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 2% of the population in Pulaski County. It has also been determined that this group will not be disproportionately impacted by this alternate.
- Field observation revealed no evidence of disabled or elderly persons within the project area who might require special relocation services. Nor did those observations disclose potential displacement residences which may have multiple

families, or more than five family members in residence. However, special attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

As the number of displacements anticipated as a result of Alternate "KY 80
 Shifted" is relatively high for normal market conditions in this section of Pulaski County, it is expected that displaced residents may have difficulty relocating within the community. However, housing may be available in the county seat of Somerset, or other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Pulaski County is extremely limited, especially in this more rural section. This is due, primarily, to the lack of level ground on which to build. Housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good condition range in value from \$125,000-\$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, or up to \$75,000 for a new mobile home.

Nonresidential Displacements

- This will alignment will displace five local Shopville businesses.
- The Shopville City Park will be acquired and removed.
- The parking lot to Shopville Elementary currently doubles as a bus depot and fueling station. This part of the parking lot is within the boundaries to be acquired.
- Two cemeteries lie within the boundaries of this alternate.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, current highway projects in Somerset have placed a temporary strain on the present market. But it is assumed that this current strain will be relieved before construction on I-66 begins. Therefore, it is reasonable to assume that the construction of this alignment will not place an undue burden on the existing housing market or commercial real estate market within Pulaski County.

Alternate "KY 80 Modified"

Beginning just west of Shopville, this alternate follows the current path of KY 80. It widens and expands on the current route of KY 80. It is a middle alternate with the Alternate "K" positioned further north, alternate "D" further to the south, and alternate "B" switching back and forth across KY 80. The two KY 80 alternates displace more residents and businesses than the other alternates because they affect most of the properties situated on KY 80. The community of Shopville is affected by this alternate, although not severely as "KY 80 Shifted".

Displacement of Community(s) Affected by the Project

- Communities which lie near the path Alternate "KY 80 Modified" include Shopville, Coal Pit Road, and the Hawk Road area, as well as various buildings along the path of current KY 80. It is anticipated that this alternate has the potential for causing an adverse impact on these areas.
- It is anticipated, based on available source data and field observations, that this alternate will not have an adverse or disproportional impact on minority or low-income persons living in the area.
- Field observations indicate that a total of 23 residential relocations may result from this alternate. These include 11 mobile/manufactured homes and 12 one-story single family residences. These range from good to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.
- Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "KY 80 Modified"

Median income for residents in the project area is \$27,370. In the interests of
preserving the privacy of those residents within the study area, more specific
information was not developed. Based on county wide estimates it is reasonable

to expect that approximately 19.1% of the persons in the area will be living below the poverty level.

- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 2% of the population in Pulaski County. It has also been determined that this group will not be disproportionately impacted by this alternate.
- Field observation revealed no evidence of disabled or elderly persons within the
 project area who might require special relocation services. Nor did those
 observations disclose potential displacement residences which may have multiple
 families, or more than five family members in residence. However, special
 attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

As the number of displacements anticipated as a result of Alternate "KY 80 Modified" is relatively high for normal market conditions in this section of Pulaski County, it is expected that displaced residents may have difficulty relocating within the community. However, housing may be available in the county seat of Somerset, or other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Pulaski County is extremely limited, especially in this more rural section. This is due, primarily, to the lack of level ground on which to build. Housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good condition range in value from \$125,000-\$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, or up to \$75,000 for a new mobile home.

Nonresidential Displacements

- Four local Shopville business will be displaced by this alternate.
- A small section of the Shopville City Park will be acquired.
- One cemetery lies within the boundaries of this alternate.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial

development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, current highway projects in Somerset have placed a temporary strain on the present market. But it is assumed that this current strain will be relieved before construction on I-66 begins. Therefore, it is reasonable to assume that the construction of this alignment will not place an undue burden on the existing housing market or commercial real estate market within Pulaski County.

LAUREL COUNTY

Alternate "G"

Beginning at the Rockcastle River, Alternate "G" follows the current path of KY 80 until just west of the current 4-lane section of KY 80. Then "G" separates and heads in a southeasterly direction. It follows the northern most route of the five eastern alternates. However, it shares a path with "M" and "L" for a majority of its run. It runs through hilly terrain, with some residences and farms within its path. As it approaches London, the land becomes more populous with more neighborhoods and subdivisions in its path that occurred in the western three alternates.

Displacement of Community(s) Affected by the Project

- Alternate "G" follows the current route of KY 80 at its inception and therefore misses most of the small neighborhoods. Most of what lies in its path are rural homes that are situated close to the highway. However, as it turns southeast it begins to cross through suburban neighborhoods and subdivisions such as Sunny Brook Circle, Maple Grove School Rod, Hemlock Lane and Disney Acres (which contains new construction of \$200,000+ homes). Because of the change of the face of the terrain, it is anticipated that this alternate may have a potential for causing an adverse impact on these areas.
- Likewise, it is anticipated, based on available source data and field observations, that this alternate will not have an adverse or disproportional impact on minority or low-income persons living in the area.
- Field observations also indicate that a total of 107 residential relocations may result from the Alternate "G", 82 of which lie close to I-75. These include 51 mobile/manufactured homes, five two-story single family residences, and 51 one-story single family residences. These range from new construction to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.

 Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "G"

- Median income for residents in the project area is \$27,015. In the interests of
 preserving the privacy of those residents within the study area, more specific
 information was not developed. Based on county wide estimates it is reasonable
 to expect that approximately 21.3% of the persons in the area will be living
 below the poverty level.
- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 1% of the population in Laurel County. It has also been determined that this group will not be disproportionately impacted by this alternate.
- Field observation revealed no evidence of disabled or elderly persons within the project area who might require special relocation services. Nor did those observations disclose potential displacement residences which may have multiple families, or more than five family members in residence. However, special attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

• As the number of displacements anticipated as a result of Alternate "G" is relatively high for normal market conditions in this section of Laurel County, it is expected that displaced residents may have difficulty relocating within the community. However, housing may be available in other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Laurel County is limited, but existent. The size of the London area provides several houses on the market at any given time. However, the market is healthier within the London area than in the outlying areas. In many parts of the county housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good condition range in value from \$125,000-\$200,000. Newly constructed homes usually sell

for greater than \$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, and a new mobile home may be valued up to \$75,000.

Nonresidential Displacements

- At least one cemetery may lie within the proposed right of way.
- This alternate may affect the southbound I-75 Truck Weigh Station.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, due to the sheer number of displaced residential units on this project, it is reasonable to assume that the construction of this alignment may place an undue burden on the existing housing market or commercial real estate market within Laurel County.

Alternate "H"

Beginning at the Rockcastle River, Alternate "H" briefly follows the current path of KY 80 until it runs along side the airport, where it splits off and heads in a more southern route. It follows a route in the middle of the other alternates, with "M", "L", and "G" running parallel to the north and "I" running parallel to the south. It shares a path with "I" part of its run. It runs through hilly terrain, with few residences and farms within its path until it gets closer to I-75. As it approaches London, the land becomes more populous with more neighborhoods and subdivisions in its path that occurred in the western three alternates. It intersects I-75 in between all other alternates.

Displacement of Community(s) Affected by the Project

- Alternate "H" follows a rural route across hilly terrain. Most of what lies in its path are a few rural homes. However, as it turns southeast it begins to cross through suburban neighborhoods and subdivisions such as Disney Acres, which contains new construction of \$200,000+ homes. Because of the change of the face of the terrain, it is anticipated that this alternate may have a potential for causing an adverse impact on these areas.
- Likewise, it is anticipated, based on available source data and field observations, that this alternate will not have an adverse or disproportional impact on minority or low-income persons living in the area.

- Field observations also indicate that a total of 78 residential relocations may result from the Alternate "H", 70 of which lie close to I-75. These include 39 mobile/manufactured homes, 12 two-story single family residences, and 27 one-story single family residences. These range from new construction to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.
- Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "H"

- Median income for residents in the project area is \$27,015. In The interests of
 preserving the privacy of those residents within the study area, more specific
 information was not developed. Based on county wide estimates it is reasonable
 to expect that approximately 21.3% of the persons in the area will be living
 below the poverty level.
- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 1% of the population in Laurel County. It has also been determined that this group will not be disproportionately impacted by this alternate.
- Field observation revealed no evidence of disabled or elderly persons within the project area who might require special relocation services. Nor did those observations disclose potential displacement residences which may have multiple families, or more than five family members in residence. However, special attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

• As the number of displacements anticipated as a result of Alternate "G" is relatively high for normal market conditions in this section of Laurel County, it is expected that displaced residents may have difficulty relocating within the community. However, housing may be available in other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Laurel County is limited, but existent. The size of the London area provides several houses on the market at any given time. However, the market is healthier within the London area than in the outlying areas. In many parts of the county housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good condition range in value from \$125,000-\$200,000. Newly constructed homes usually sell for greater than \$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, and a new mobile home may be valued up to \$75,000.

Nonresidential Displacements

- 3 buildings will be acquired from the airport near the Rockcastle River.
- This alternate may affect I-75 weigh stations both northbound and southbound.
- There is also a large barn and 3 large concrete silos within the acquisition area.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, due to the sheer number of displaced residential units on this project, it is reasonable to assume that the construction of this alignment may place an undue burden on the existing housing market or commercial real estate market within Laurel County.

Alternate "I"

Beginning at the Rockcastle River, Alternate "I" immediately diverts from the path of KY 80 and heads east. It follows the southernmost route of the five eastern alternates. However, it shares a path with "H" for part of its run. It runs through hilly terrain, with some residences and farms within its path. As it approaches London, the land becomes more populous with more neighborhoods and subdivisions in its path that occurred in the western three alternates.

Displacement of Community(s) Affected by the Project

- Alternate "I" crosses mostly hilly terrain throughout most of its run until it approaches I-75 near London. Most of what lies in its path are rural homes. As it approaches I-75 it begins to cross through some suburban neighborhoods. However, the impact of alternate "I" is the least of the five eastern alternates. It avoids many of the subdivisions as it crisscrosses its way to I-75. Because of the change of the face of the terrain, it is anticipated that this alternate may have a potential for causing an adverse impact on these areas.
- Likewise, it is anticipated, based on available source data and field observations, that this alternate will not have an adverse or disproportional impact on minority or low-income persons living in the area.
- Field observations also indicate that a total of 38 residential relocations may result from the Alternate "I", 32 of which lie close to I-75. These include 14 mobile/manufactured homes, one two-story single family residence, and 23 one-story single family residences. These range from good to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.
- Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "I"

- Median income for residents in the project area is \$27,015. In The interests of
 preserving the privacy of those residents within the study area, more specific
 information was not developed. Based on county wide estimates it is reasonable
 to expect that approximately 21.3% of the persons in the area will be living
 below the poverty level.
- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 1% of the population in Laurel County. It has also been determined that this group will not be disproportionately impacted by this alternate.

Field observation revealed no evidence of disabled or elderly persons within the
project area who might require special relocation services. Nor did those
observations disclose potential displacement residences which may have multiple
families, or more than five family members in residence. However, special
attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

• As the number of displacements anticipated as a result of Alternate "I" is relatively high for normal market conditions in this section of Laurel County, it is expected that displaced residents may have difficulty relocating within the community. However, housing may be available in other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Laurel County is limited, but existent. The size of the London area provides several houses on the market at any given time. However, the market is healthier within the London area than in the outlying areas. In many parts of the county housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good condition range in value from \$125,000-\$200,000. Newly constructed homes usually sell for greater than \$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, and a new mobile home may be valued up to \$75,000.

Nonresidential Displacements

• This alternate may affect I-75 weigh stations both northbound and southbound.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, due to the sheer number of displaced residential units on this project, it is reasonable to assume that the construction of this alignment may place an undue burden on the existing housing market or commercial real estate market within Laurel County.

Alternate "L"

Beginning at the Rockcastle River, Alternate "L" follows the current path of KY 80 until just west of the current 4-lane section of KY 80. Then "L" separates and heads in a southeasterly direction. It follows a northerly route which it shares with alternates "M" and "G" for approximately half of its run. It runs through hilly terrain, with some residences and farms within its path. As it approaches London, the land becomes more populous with more neighborhoods and subdivisions in its path that occurred in the western three alternates.

Displacement of Community(s) Affected by the Project

- Alternate "L" follows the current route of KY 80 at its inception and therefore misses most of the small neighborhoods. Most of what lies in its path are rural homes that are situated close to the highway. It then turns southeast and traverses hilly, rural terrain. However, as it angles southward and splits from alternates "G" and "M", it begins to cross through suburban neighborhoods and subdivisions. Because of the change of the face of the terrain, it is anticipated that this alternate may have a potential for causing an adverse impact on these areas.
- Likewise, it is anticipated, based on available source data and field observations, that this alternate will not have an adverse or disproportional impact on minority or low-income persons living in the area.
- Field observations also indicate that a total of 61 residential relocations may result from the Alternate "L", 37 of which lie close to I-75. These include 34 mobile/manufactured homes, three two-story single family residences, and 24 one-story single family residences. These range from new construction to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.
- Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "L"

- Median income for residents in the project area is \$27,015. In The interests of preserving the privacy of those residents within the study area, more specific information was not developed. Based on county wide estimates it is reasonable to expect that approximately 21.3% of the persons in the area will be living below the poverty level.
- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 1% of the population in Laurel County. It has also been determined that this group will not be disproportionately impacted by this alternate.
- Field observation revealed no evidence of disabled or elderly persons within the project area who might require special relocation services. Nor did those observations disclose potential displacement residences which may have multiple families, or more than five family members in residence. However, special attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

• As the number of displacements anticipated as a result of Alternate "G" is relatively high for normal market conditions in this section of Laurel County, it is expected that displaced residents may have difficulty relocating within the community. However, housing may be available in other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Laurel County is limited, but existent. The size of the London area provides several houses on the market at any given time. However, the market is healthier within the London area than in the outlying areas. In many parts of the county housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good condition range in value from \$125,000-\$200,000. Newly constructed homes usually sell for greater than \$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, and a new mobile home may be valued up to \$75,000.

Nonresidential Displacements

• This alternate may affect I-75 weigh stations both northbound and southbound.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, due to the sheer number of displaced residential units on this project, it is reasonable to assume that the construction of this alignment may place an undue burden on the existing housing market or commercial real estate market within Laurel County.

Alternate "M"

Beginning at the Rockcastle River, Alternate "M" follows the current path of KY 80 until just west of the current 4-lane section of KY 80. Then "M" separates and heads in a southeasterly direction. It follows the northernmost route of the five eastern alternates. However, it shares a path with "L" for over half of its run and shares a path with "G" for the majority of its run. It runs through hilly terrain, with some residences and farms within its path. As it approaches London, the land becomes more populous with more neighborhoods and subdivisions in its path that occurred in the western three alternates.

Displacement of Community(s) Affected by the Project

- Alternate "M" follows the current route of KY 80 at its inception and therefore misses most of the small neighborhoods. Most of what lies in its path are rural homes that are situated close to the highway. However, as it turns southeast it begins to cross through suburban neighborhoods and subdivisions. Because of the change of the face of the terrain, it is anticipated that this alternate may have a potential for causing an adverse impact on these areas.
- Likewise, it is anticipated, based on available source data and field observations, that this alternate will not have an adverse or disproportional impact on minority or low-income persons living in the area.
- Field observations also indicate that a total of 58 residential relocations may result from the Alternate "M", 29 of which lie close to I-75. These include 42 mobile/manufactured homes, one two-story single family residences, and 15 one-story single family residences. These range from good to poor condition. It is anticipated that these relocation needs will be adequately addressed under the standard provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business displacees, should such occur, without discrimination, in accordance with the Civil Rights Act of 1964, Title VI.

 Should the use of Last Resort Housing Funds become necessary, the Relocation Agent is prepared to provide those funds for larger than anticipated replacement housing payments, to assist the displaced residents in finding adequate replacement housing, in contracting with lending agencies and approved moving firms, and in processing claims for payments and appeals.

Displacement Residence(s) Affected by the Project

Acquisitions for Alternate "M"

- Median income for residents in the project area is \$27,015. In The interests of preserving the privacy of those residents within the study area, more specific information was not developed. Based on county wide estimates it is reasonable to expect that approximately 21.3% of the persons in the area will be living below the poverty level.
- Using information provided by the U. S. Census Bureau it has been determined that minority groups represent less than 1% of the population in Laurel County. It has also been determined that this group will not be disproportionately impacted by this alternate.
- Field observation revealed no evidence of disabled or elderly persons within the project area who might require special relocation services. Nor did those observations disclose potential displacement residences which may have multiple families, or more than five family members in residence. However, special attention should be paid to the potential existence of family enclaves in the area.

Replacement Community(s) Affected by the Project

• As the number of displacements anticipated as a result of Alternate "M" is relatively high for normal market conditions in this section of Laurel County, it is expected that displaced residents may have difficulty relocating within the community. However, housing may be available in other parts of the county.

Comparison of Residences Displaced to Available Dwellings

The availability of housing stock in Laurel County is limited, but existent. The size of the London area provides several houses on the market at any given time. However, the market is healthier within the London area than in the outlying areas. In many parts of the county housing and residential tracts typically pass from family member to family member, in less than arm's length transactions.

The estimated value of the residences in the project area compare favorably with the values of the majority of the homes in the County. According to valuation information from the PVA, most houses range from \$75,000-\$125,000. Larger homes in good

condition range in value from \$125,000-\$200,000. Newly constructed homes usually sell for greater than \$200,000. Mobile Homes, even with a permanent foundation, typically sell for less than \$30,000 in poor condition, \$30-55,000 in average condition, and a new mobile home may be valued up to \$75,000.

Nonresidential Displacements

• This alternate may affect I-75 Weigh stations both northbound and southbound.

Summary

There are no other potential projects planned or ongoing in this immediate area, which will displace residents or businesses (including nonpublic projects such as industrial development and/or expansions) that might compete for replacement properties with relocations occurring as a result of this alignment. However, due to the sheer number of displaced residential units on this project, it is reasonable to assume that the construction of this alignment may place an undue burden on the existing housing market or commercial real estate market within Laurel County.

CONCLUSIONS

As in many areas in the mountainous terrain of Eastern Kentucky, development and population are both scattered and scarce. Large tracts of timber land and agricultural lots predominate the landscape throughout the entire project area. In some instances, these tracts are so extensive that a particular alternate may impact the parcel in numerous places, which may be miles apart.

Where residential or commercial development does occur, the total area of the developments tends to be rather compact. Thus, when one structure within a development area is impacted, it can be anticipated that others will also be affected. And, given the small nature of each development, any impact will likely affect a large percentage of the structures within a given area.

In all, given the overall impacts on residential and commercial developments in the project area, the limited utility of the non-residential properties being affected, and the positive benefits of improving access, enhancing safety, reducing congestion, and accommodating future growth, the overall impact of this project, in whatever alternate is chosen, is largely positive.

Residential Relocations

Alternate	Pulaski County	Laurel County	Gross Total
В	10/ 6		16
D	6/ 8		14
B-D	9 /5		
K	10/ 9		19
KY80 Shifted	22 /22		44
KY80 Modified	11/ 12		23
G		56/ 51	107
Н		39/ 39	78
		24/ 14	38
L		27/ 34	61
M		16/ 42	58

Single Family Unit/Mobile Homes

Business Displacements

Alternatives	Number of Business Disp		
Aitematives	Pulaski	Laurel	Total
В	1		1
D	0		0
B-D	0		0
K	0		0
KY80 Shifted	5		9
KY80 Modified	4		6
G		0	1
Н		1	6
I		2	2
L		2	2
М		2	2

Housing Availability

Range	Number of Units Available by Areas						
Range	Pulaski	Laurel					
<\$30,000	8	3					
\$30-55,000	47	28					
\$55-75,000	63	30					
\$75-125,000	109	92					
\$125-200,000	131	99					
\$200,000+	68	45					
Total Units	426	297					

Housing Units Needed by Price and County

	\$0- 30,000		\$30,0 55,00		\$55,000- 75,000		\$75,000- 125,000		\$125,000 -200,000		\$200,000 +	
	Pulaski	Laurel	Pulaski	Laurel	Pulaski	Laurel	Pulaski	Laurel	Pulaski	Laurel	Pulaski	Laurel
В	0		6		0		10		0		0	
D	0		8		0		5		1		0	
B-D	0		5		0		9		0		0	
K	1		8		0		8		2		0	
KY80 Shift.	2		22		0		19		2		0	
KY80 Mod.	0		11		0		12		0		0	
G		5		26		20		6		17		33
Н		4		31		4		11		20		8
I		1		11		2		15		9		0
L		3		27		4		13		14		0
М		3		34		5		10		6		0